

025.0

Map

0002

Block

0013.0

Lot

1 of 1

CARD

Commercial

ARLINGTON

APPRaised: 1,174,900 / 1,174,900

USE VALUE: 1,174,900 / 1,174,900

ASSESSed: 1,174,900 / 1,174,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167	-173	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: VAKALFOTIS THOMAS TRUSTEE

Owner 2: VAKALFOTIS FAMILY REALTY TRUST

Owner 3:

Street 1: 54 CHANDLER ST

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	5000.000	458,300		716,600	1,174,900
Total Card 0.115 458,300 716,600 1,174,900					
Total Parcel 0.115 458,300 716,600 1,174,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 293.73		/Parcel: 293.7	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	458,300	0	5,000.	704,100	1,162,400	1,162,400	Year End Roll	12/18/2019
2019	325	FV	436,300	0	5,000.	662,700	1,099,000	1,099,000	Year End Roll	1/3/2019
2018	325	FV	436,300	0	5,000.	579,900	1,016,200	1,016,200	Year End Roll	12/20/2017
2017	325	FV	436,300	0	5,000.	455,600	891,900	891,900	Year End Roll	1/3/2017
2016	325	FV	436,300	0	5,000.	455,600	891,900	891,900	Year End	1/4/2016
2015	325	FV	392,300	0	5,000.	375,000	767,300	767,300	Year End Roll	12/11/2014
2014	325	FV	392,300	0	5,000.	375,000	767,300	767,300	Year End Roll	12/16/2013
2013	325	FV	392,300	0	5,000.	375,000	767,300	767,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUCIELLO ALESSI	56048-144		12/13/2010		950,000	No	No		
	14616-125		5/1/1982			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2012	1586	Awnings	2,175	C				
11/16/2012	1505	Manual	2,000	C				
10/31/2005	1014	Re-Roof	26,000			G7	GR FY07	
8/13/1997	483		5,000					REMODEL RESTAURANT

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
2/4/2009	Meas/Inspect	197	PATRIOT
12/28/1999	Meas/Inspect	197	PATRIOT
6/1/1989		PM	Peter M

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		5000		Sq. Ft.	Site		0	43.25	3.31	CG									716,566						716,600	

Other Information

Total AC/HA: 0.11478	Total SF/SM: 5000	Parcel LUC: 325	Store	Prime NB Desc: COMM GD	Total: 716,566	Spl Credit	Total: 716,600
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